131.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,732,400 / 1,732,400
					USE VALUE:	1,732,400 / 1,732,400
					ASSESSED:	1,732,400 / 1,732,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAMIO MARIKO
Owner 2:	
Owner 3:	
Street 1:	PO BOX 380213
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02238 Type:

PREVIOUS OWNER

Owner 1:	KAMIO MARIKO -
Owner 2:	CANCRO JOANNE -
Street 1:	PO BOX 390213
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry:
Postal:	02238

NARRATIVE DESCRIPTION

This parcel contains .429 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1930, having primarily Aluminum Exterior and 5085 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 16 Rooms, and 10 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	18700.000	846,900	2,600	882,900	1,732,400
Total Card	0.429	846,900	2,600	882,900	1,732,400
Total Parcel	0.429	846,900	2,600	882,900	1,732,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.69 /Parcel: 340.69

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	846,900	2600	18,700.	882,900	1,732,400		Year end	12/23/2021
2021	104	FV	803,700	2600	18,700.	882,900	1,689,200		Year End Roll	12/10/2020
2020	104	FV	803,900	2600	18,700.	882,900	1,689,400	1,689,400	Year End Roll	12/18/2019
2019	104	FV	710,500	2600	18,700.	932,000	1,645,100	1,645,100	Year End Roll	1/3/2019
2018	104	FV	710,500	2600	18,700.	686,700	1,399,800	1,399,800	Year End Roll	12/20/2017
2017	104	FV	666,800	2600	18,700.	657,300	1,326,700	1,326,700	Year End Roll	1/3/2017
2016	104	FV	666,800	2600	18,700.	608,200	1,277,600	1,277,600	Year End	1/4/2016
2015	104	FV	557,700	2600	18,700.	510,100	1,070,400	1,070,400	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAMIO MARIKO,	59022-599		5/3/2012	Convenience	1	No	No		
KAMIO MARIKO	49608-230		6/14/2007	Family	10	No	No		
CANCRO JOANNE	49608-228		6/14/2007	Family	1	No	No		
MAHER JOHN F &	30721-2		10/1/1999		625,000	No	No		
	11716-328		7/30/1969		29,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/5/2012	1449	Re-Roof	20,000	C				
7/26/2012	934	Manual	9,000					INSTALL 2.5 TON DU
7/26/2012	933	Manual	9,000					INSTALL 2.5 TON DU
7/24/2012	915	Redo Bat	12,000	C				
7/20/2012	911	Manual	8,000					REPAIR FOUNDATION
5/29/2012	654	Redo Kit	53,000					NEW KIT CABS / ELE
8/24/1994	436	Manual	2,500					ROOFING
9/20/1993	464	Manual	2,500					REPLACE FRONT PORC
10/6/1992	498	Manual	3,400					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
4/30/2013	Info Fm Prmt	EMK	Ellen K
1/3/2013	Info Fm Prmt	BR	B Rossignol
6/14/2012	Info Fm Prmt	BR	B Rossignol
4/30/2009	Inspected	189	PATRIOT
2/12/2009	Measured	163	PATRIOT
7/22/2003	Meas/Inspect	BR	B Rossignol
6/19/2000	MLS		
11/18/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		18700		Sq. Ft.	Site		0	90.	0.52	10									882,902						882,900	

Total AC/HA: 0.42929 | Total SF/SM: 18700 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 882,902 | Spl Credit | Total: 882,900

Patriot Properties Inc.

User Acct: 84633
GIS Ref:
GIS Ref:
Insp Date: 04/21/18
!10273!

PRINT

Date	Time
12/30/21	10:25:40

LAST REV

Date	Time
05/09/18	08:56:17
ekelly	

PAT ACCT.: 10273

USER DEFINED

Prior Id # 1:	84633
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	50	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	3	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.85648966
Const Adj.:	0.99000001
Adj $ / SQ:	127.189
Other Features:	207647
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1040422
Depreciation:	193518
Depreciated Total:	846903

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	10	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	3
1	8	5	3
Totals			
2	16	10	

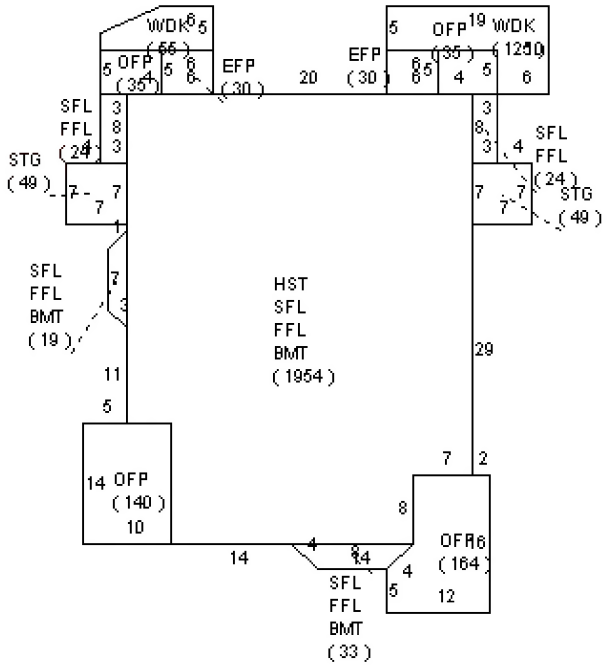
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	139.91
Special Features:	0	Val/Su Net:	108.54
Final Total:	846900	Val/Su SzAd	166.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,054	127.190	261,246
SFL	Second Floor	2,054	127.190	261,246
BMT	Basement	2,006	38.160	76,542
HST	Half Story	977	127.190	124,263
OFP	Open Porch	374	20.700	7,743
WDK	Deck	180	11.440	2,059
STG	Storage	98	7.960	780
EFP	Enclos Porch	60	71.870	4,312
	Net Sketched Area:	7,803	Total:	738,191
Size Ad	5085	Gross Area	8780	FinArea 5085

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	PR	1930	19.75	T	64	104			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600